| 027.0 | 0004 | 0015.0 | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 937,900 / | 937,900 |
| | | | | | USE VALUE: | 937,900 / | 937,900 |
| | | | | | ASSESSED: | 937,900 / | 937,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 56 | -56A | CLEVELAND ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | JONES JOHN D |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 56 CLEVELAND ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 5,192 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Wood Shingle Exterior and 2336 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 5192.000 | 472,200 | 5,100 | 460,600 | 937,900 |
| Total Card | 0.119 | 472,200 | 5,100 | 460,600 | 937,900 |
| Total Parcel | 0.119 | 472,200 | 5,100 | 460,600 | 937,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.50 | /Parcel: 401.5

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 18885
GIS Ref:
GIS Ref:
Insp Date: 07/06/17

!2290!

## PREVIOUS ASSESSMENT

Parcel ID: 027.0-0004-0015.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 472,200 | 5100 | 5,192. | 460,600 | 937,900 | 937,900 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 366,200 | 5100 | 5,192. | 489,400 | 860,700 | 860,700 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 366,200 | 5100 | 5,192. | 357,000 | 728,300 | 728,300 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 343,300 | 5100 | 5,192. | 310,900 | 659,300 | 659,300 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 343,300 | 5100 | 5,192. | 264,800 | 613,200 | 613,200 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 305,500 | 5100 | 5,192. | 259,100 | 569,700 | 569,700 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 305,500 | 5100 | 5,192. | 213,000 | 523,600 | 523,600 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 318,000 | 5100 | 5,192. | 202,700 | 525,800 | 525,800 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 17:44:16 |

## LAST REV

| Date | Time |
|---|---|
| 08/04/17 | 09:19:07 |
| apro | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2290

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | PR512-222 | | 1/1/1901 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 18885 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/6/1995 | 302 | | 2,000 | | | | | ADD6X16 TO WDK |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/6/2017 | MEAS&NOTICE | KB | Kevin B |
| 4/23/2009 | Measured | 372 | PATRIOT |
| 3/23/2000 | Meas/Inspect | 263 | PATRIOT |
| 7/1/1990 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 5192 | | Sq. Ft. | Site | | 0 | 80. | 1.11 | 1 | | | | | | | | | 460,609 | | | | | | 460,600 | |

Total AC/HA: 0.11919 | Total SF/SM: 5192 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 460,609 | Spl Credit | Total: 460,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | 13 - Multi-Garden |
| Sty Ht: | 2A - 2 Sty +Attic |
| (Liv) Units: | 2 Total: 2 |
| Foundation: | 3 - BrickorStone |
| Frame: | 1 - Wood |
| Prime Wall: | 1 - Wood Shingle |
| Sec Wall: | % |
| Roof Struct: | 2 - Hip |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | YELLOW |
| View / Desir: | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1921 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | % | | |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | % | | |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 1.09948623 |
| Const Adj.: | 0.99980003 |
| Adj $ / SQ: | 186.875 |
| Other Features: | 107500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 641564 |
| Depreciation: | 169373 |
| Depreciated Total: | 472191 |

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 5 | 2 | |
| Totals | | | |
| 2 | 10 | 4 | |

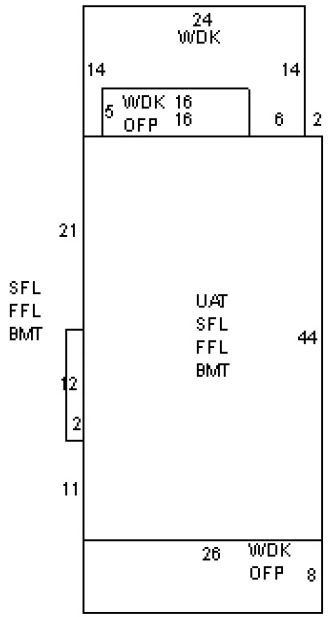
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 186.88 |
| Special Features: | 0 | Val/Su Net: | 102.16 |
| Final Total: | 472200 | Val/Su SzAd | 202.14 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,168 | 56.060 | 65,481 |
| FFL | First Floor | 1,168 | 186.880 | 218,270 |
| SFL | Second Floor | 1,168 | 186.880 | 218,270 |
| WDK | Deck | 544 | 7.840 | 4,263 |
| OFP | Open Porch | 288 | 22.220 | 6,401 |
| UAT | Upper Attic | 286 | 74.750 | 21,379 |

Net Sketched Area: 4,622 | Total: 534,064

Size Ad 2336 | Gross Are 5480 | FinArea 2336

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0004-0015.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X20 | A | AV | 1921 | 21.25 | T | 40 | 104 | | | 5,100 | | | 5,100 |

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100